

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
PHILADELPHIA DIVISION**

In re: Kia M. Callands Debtor Nationstar Mortgage LLC Movant v. Kia M. Callands Debtor/Respondent KENNETH E. WEST, Esquire Trustee/Respondent	Bankruptcy No. 19-16391-amc Chapter 13 Hearing Date: July 9, 2024 Hearing Time: 11:00 A.M. Location: 900 Market Street, Suite 400 Philadelphia, PA 19107 Courtroom Number #4
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CERTIFICATE OF NO OBJECTION

The undersigned hereby certifies that the Court's docket in this case has been reviewed and no answer, objection or other responsive pleading to the Motion for Relief from Stay, filed at Docket No. 82, appears thereon. It is hereby respectfully requested that the Order attached to the Movant's Motion for Relief from the Automatic Stay be entered by the Court.

Dated: July 2, 2024

**Robertson, Anschutz, Schneid, Crane
& Partners, PLLC**

Attorney for Movant
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Telephone: 470-321-7112
By: /s/ Michelle L. McGowan
Michelle L. McGowan
PA Bar Number 62414
Email: mimcgowan@raslg.com

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**CERTIFICATE OF SERVICE OF MOTION OF NATIONSTAR MORTGAGE LLC FOR
RELIEF FROM
THE AUTOMATIC STAY AND NOTICE OF MOTION**

I, Michelle L. McGowan, the undersigned, certify under penalty of perjury that I am, and at all times hereinafter mentioned, was more than 18 years of age, and that on July 2, 2024, I served copies of the Motion for Relief from the Automatic Stay and Notice of Motion upon the parties in interest in this proceeding, by first class U.S. Mail, postage prepaid or electronic mail, at the following addresses:

Kia M. Callands
6721 Kindred Street
Philadelphia, PA 19149

Michael A. Cibik
CIBIK LAW, P.C.
1500 Walnut Street,
Suite 900
Philadelphia, PA 19102
215-735-1060
Mail@cibiklaw.com

KENNETH E. WEST
Office of the Chapter 13 Standing Trustee
1234 Market Street - Suite 1813
Philadelphia, PA 19107

United States Trustee
Office of the U.S. Trustee
Robert N.C. Nix Federal Building
Suite 320
Philadelphia, PA 19107

Date: July 2, 2024

**Robertson, Anschutz, Schneid, Crane
& Partners, PLLC**
Attorney for Movant
13010 Morris Rd., Suite 450
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ORDER OF COURT GRANTING MOTION FOR RELIEF FROM AUTOMATIC STAY

AND NOW, this day of , 2024, upon consideration of Nationstar Mortgage LLC's Motion for Relief from Automatic Stay, pursuant to 11 U.S.C. § 362(d), any response thereto and that it is not necessary for an effective reorganization, it is hereby

ORDERED, that the automatic stay provisions of Section 362 of the Bankruptcy Code are hereby unconditionally terminated with respect to Nationstar Mortgage LLC; and it is further

ORDERED, that Nationstar Mortgage LLC, its successors and/or assignees be entitled to proceed with appropriate state court remedies against the property located at 6721 Kindred Street, Philadelphia, Pennsylvania 19149, including without limitation a sheriff's sale of the property, and it is further

ORDERED that Nationstar Mortgage LLC's request to waive the 14-day stay period pursuant to Fed.R.Bankr.P. 4001(a)(3) is granted.

BY THE COURT

Hon. Ashely M. Chan
U.S. Bankruptcy Court Judge